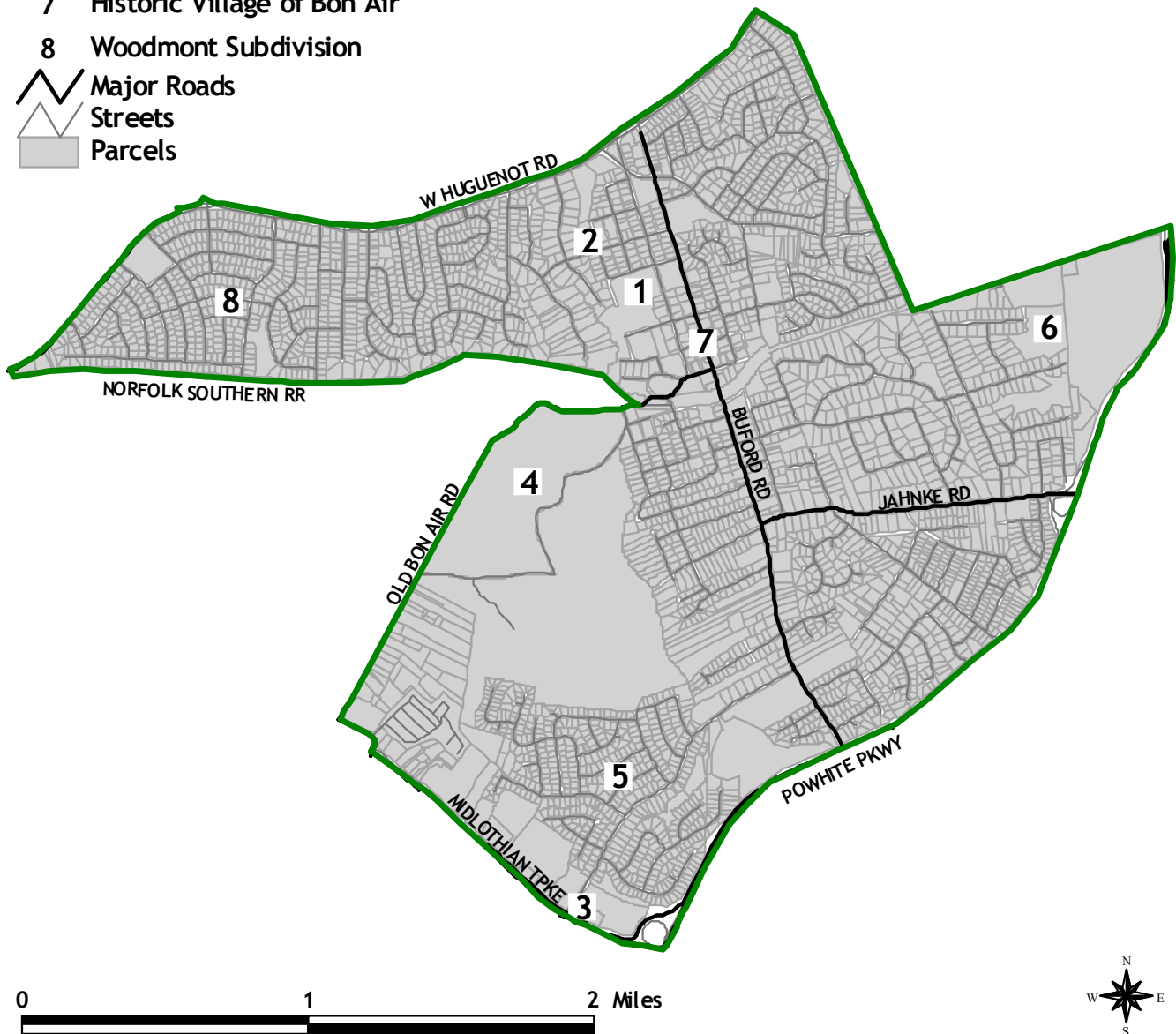


Bon Air

Bon Air Features

- 1 Bon Air Elementary School
- 2 Bon Air Library
- 3 Bon Air Post Office
- 4 Bon Air Juvenile Correction Center
- 5 Brighton Green Subdivision
- 6 Crestwood Elementary School
- 7 Historic Village of Bon Air
- 8 Woodmont Subdivision



Bon Air Community Profile

(All data is for 2002 unless noted otherwise)

Strengths

- Housing maintenance and reinvestment
- Housing turnover
- Persons on probation per capita
- Religious, neighborhood and community organizations per capita

Community Characteristics

- Many business licenses issued per capita
- Many home-based businesses per capita
- Older single-family houses
- Larger single-family houses
- Low percentage of multifamily housing
- Low overall residential growth
- Low rate of population growth from 1990 to 2002 (slight population loss)
- Low percentage of population enrolled in Chesterfield County Public Schools
- High resale single-family housing prices
- High residential density
- Low rate of single-family housing growth



Bon Air Christian Church
Built 1882

Bon Air Community Summary

POPULATION	YEARS	MEASURE	BON AIR	COUNTYWIDE
Population	2003	Persons	9,000	278,000
Average Annual Growth	1990-2003	% Increase	-.4%	2.2%
Projected Annual Growth	2003-2010	% Increase	.6%	2.0%

HOUSING	YEARS	MEASURE	Bon Air	COUNTYWIDE
Housing Density	2002	Units/Acre	.98	.38
Owner Occupied Houses	2002	% of All Units	92%	91%
Renter Occupied Houses	2002	% of All Units	8%	9%
Median Age of Houses	2002	Years	38	19
Median House Size	2002	Square Feet	1,979	1,796
Single-Family Housing Turnover	2002	% of All Units	5%	8%
Housing Maintenance and Reinvestment	2002	\$ / Unit	\$316	\$230
Residential Code Complaints	2002	Per Capita	.008	.012
Single-Family Housing Growth	2002	% Increase	0%	3%
Multifamily Housing Growth	2002	% Increase	0%	6%
Overall Housing Growth	2002	% Increase	0%	3%
Housing Development Potential	2002	New Units	295	36,824
Approved Tentative Subdivisions	2002	Lots	16	9,376
Overall Single-Family Housing Prices	2002	\$ Median	\$150,000	\$149,000
New Single-Family Housing Prices	2002	\$ Median	\$183,225	\$197,000
Resale Single-Family Housing Prices	2002	\$ Median	\$150,000	\$135,000
New vs. Resale Housing Sales Prices	2002	New/ Resale	122%	146%
Annual Assessment Trends	1997-2002	% Increase	4.6%	5.2%
Assessment Trend	2001-2002	% Increase	11.5%	11.9%

HOUSING MIX	BON AIR TOTAL	BON AIR PERCENTAGE	COUNTYWIDE PERCENTAGE
Total Housing Units	3,525	n/a	n/a
Single-Family Units	3,289	93%	82%
Mobile Homes	218	6%	2%
Multifamily Housing Units*	18	1%	16%
<i>Apartment Units</i>	6	0%	12%
<i>Condominiums</i>	0	0%	1%
<i>Townhouses</i>	0	0%	2%
<i>Duplexes</i>	12	0%	1%

* The number of multifamily housing units is the total of apartment units, condominiums, townhouses and duplexes.

Bon Air Community Summary

PUBLIC SAFETY	YEARS	MEASURE	BON AIR	COUNTYWIDE
Police Calls For Service	2002	Per Capita	.394	.483
Group A Crime Incidents	2002	Per Capita	.043	.059
Violent Crime Incidents	2002	Per Capita	.007	.012
Property Crime Incidents	2002	Per Capita	.022	.028
Quality of Life Crime Incidents	2002	Per Capita	.012	.016
Persons on Probation	2002	Per Capita	.004	.006
EMS Calls For Service	2002	Per Capita	.057	.064
Fire Calls For Service	2002	Per Capita	.027	.027

PUBLIC SCHOOLS	YEARS	MEASURE	BON AIR	COUNTYWIDE
Public School Enrollment	2002	% of Population	15%	19%

BUSINESSES	YEARS	MEASURE	BON AIR	COUNTYWIDE
Business Licenses Issued	2002	Per Capita	.068	.051
Home-Based Businesses	2002	Per Capita	.049	.033

COMMUNITY LIFE	YEARS	MEASURE	BON AIR	COUNTYWIDE
Organizations	2002	Per Capita	.0034	.0017



Historic Markers in Bon Air